

047.A

0001

0050.0

Map

Block

Lot

1 of 1
CARDCondominium
ARLINGTON

APPRaised:

Total Card / Total Parcel

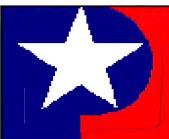
726,600 / 726,600

USE VALUE:

726,600 / 726,600

ASSESSED:

726,600 / 726,600


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
50		WEBCOWET RD, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1: MURPHY JOSEPH G ETAL/ TRUSTEES

Owner 2: 50 WEBCOWET RD UNIT 2 NOMINEE

Owner 3: TRUST

Street 1: 50 WEBCOWET RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MURPHY JOSEPH G -

Owner 2: OLIVIER ADELE -

Street 1: 50 WEBCOWET RD #2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2002, having primarily Clapboard Exterior and 3330 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 11 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7451																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	726,600			726,600		240363
							GIS Ref
							GIS Ref
							Insp Date
							07/13/18

PREVIOUS ASSESSMENT								Parcel ID	047.A-0001-0050.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	726,600	0	.	.	726,600		Year end	12/23/2021
2021	102	FV	713,600	0	.	.	713,600		Year End Roll	12/10/2020
2020	102	FV	700,600	0	.	.	700,600	700,600	Year End Roll	12/18/2019
2019	102	FV	683,100	0	.	.	683,100	683,100	Year End Roll	1/3/2019
2018	102	FV	619,800	0	.	.	619,800	619,800	Year End Roll	12/20/2017
2017	102	FV	553,800	0	.	.	553,800	553,800	Year End Roll	1/3/2017
2016	102	FV	556,500	0	.	.	556,500	556,500	Year End	1/4/2016
2015	102	FV	533,400	0	.	.	533,400	533,400	Year End Roll	12/11/2014

SALES INFORMATION						TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
MURPHY JOSEPH G	73855-545	1	12/19/2019	Convenience		1	No	No					
NORTH SHORE CON	35812-39		7/1/2002		490,870	No	No						

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
8/19/2020	921	Alterati	5,750	C					7/13/2018	Measured	DGM	D Mann			
12/3/2010	2361	Manual	3,000					REPLTUB W/SHOWERST	4/18/2013	Info Fm Plan	BR	B Rossignol			
									5/1/2002	Inspected	PM	Peter M			

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 8	- Condo TnHs.			Full Bath: 1	Rating: Very Good																		
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good																		
Foundation: 1	- Concrete			A 3QBth:	Rating:																		
Frame: 1	- Wood			1/2 Bath: 1	Rating: Very Good																		
Prime Wall: 2	- Clapboard			A HBth:	Rating:																		
Sec Wall:				OthrFix:	Rating:																		
Roof Struct: 1	- Gable			OTHER FEATURES																			
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1															
Color:				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir: N	- NONE			Fpl: 1	Rating: Very Good			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
Grade: B+	- Good (+)			CONDOS INFORMATION				Lvl 2															
Year Blt: 2002	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:	Alt %:			Total Units:				Lower															
Jurisdict: G12	Fact: .			Floor: M	- Multi-Level			REMODELING				RES BREAKDOWN											
Const Mod:				% Own: 50.000000000				Exterior:	No Unit	RMS	BRS	FL											
Lump Sum Adj:				Name:				Interior:	1	11	3												
INTERIOR INFORMATION				DEPRECIATION				Additions:															
Avg Ht/FL: STD				Phys Cond: VG	- Very Good			Kitchen:															
Prim Int Wal	1	- Drywall		Functional:				Baths:															
Sec Int Wall:		%		Economic:				Plumbing:															
Partition:	T	- Typical		Special:				Electric:															
Prim Floors:	3	- Hardwood		Override:				Heating:															
Sec Floors:		%		Total:	5.1 %			General:															
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL							
Subfloor:				Basic \$ / SQ: 250.00				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Bsmnt Gar: 2				Size Adj.: 0.68018019									GLA	Gross Liv Ar	3,330	170.030	566,193						
Electric: 3	- Typical			Const Adj.: 0.99989998																			
Insulation: 2	- Typical			Adj \$ / SQ: 170.028																			
Int vs Ext: S				Other Features: 65666																			
Heat Fuel: 2	- Gas			Grade Factor: 1.46																			
Heat Type: 1	- Forced H/Air			NBHD Inf: 0.82999998																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100	% AC: 100			LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO			Adj Total: 765687																			
% Com Wal	% Sprinkled			Depreciation: 39050																			
				Depreciated Total: 726637																			
MOBILE HOME				Make:				Serial #:				Year:				Color:				IMAGE			
SPEC FEATURES/YARD ITEMS				PARCEL ID 047.A-0001-0050.0												AssessPro Patriot Properties, Inc							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
More: N	Total Yard Items:				Total Special Features:				Total:														